



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: MSP 11-2-00 & MSP 11-3-00

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Pointe West Center and Davie Center Master Plans

REPORT IN BRIEF: The applicant requests approval of amended Master Plans for Pointe West Center and Davie Center. The proposed master plan amendment for Pointe West Center will eliminate Parcel "C" located on the southeast corner of the plan and enlarge the existing lake in order to provide off-site drainage for a proposed automobile dealership located south of the lake in the Davie Center Master Plan, as well as specifically delineating developed and proposed uses. The proposed master plan amendment for Davie Center eliminates a lake and provides for an auto dealership occupying the parcels previously identified as lake, restaurant/retail and hotel sites.

In order to amend the Master Site Plans, the conceptual master plans associated with the BP rezoning of this property must first be amended. Application ZB 10-2-00 accomplishes this and is also on the December 5th Town Council agenda.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee Recommendation motion to approve the amendment to the Master Plan, disregarding staff's recommendation number one, specifically the submittal of a landscape plan which would be provided at a later date; however, to include number two of staff's recommendation which was the final approval by the Town Council of the rezoning request associated with this application (4-0, Mr. Aucamp absent, November 28, 2000).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application MSP 11-2-00 and MSP 11-3-00 subject to the following conditions prior to the issuance of a building permit:

1. Submittal of the landscape plan for the canal right-of-way as presented to the Site Plan Committee, subject to approval and permitting from South Florida Water Management District, and copy of said approval and permit.
2. The final approval by Town Council of the rezoning request (ZB 10-2-00) associated with this application.

Attachment(s): Planning report, 2 Existing master Plans, 2 Proposed master Plans, Land use map, Subject site map, Aerial.



Application #: MSP 11-2-00 & MSP 11-3-00
Pointe West Center and Davie Center
Master Plans

Revisions:

Exhibit "A":

Original Report Date: November 27, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner:

Agent:

Name:	Willow Acquisitions, LLC	C. William Laystrom, Jr.
Address:	2036 Washington Street	1177 SE 3 Avenue
City:	Hanover, MA 02339	Fort Lauderdale, FL 33316
Phone:	(954) 435-5022	(954) 762-3400

BACKGROUND INFORMATION

Application Request: To amend the approved Master Plans for Pointe West Center and Davie Center.

Address/Location: General Address: 4300 Weston Road (ICW North) and General Address: 4400 Weston Road (ICW South)

Land Use Plan Designation: Commercial (Both Parcels)

Zoning: BP, Business Park District (Both Parcels)

Proposed Zoning: BP, Business Park District with amended conceptual master plan (rezoning application ZB 10-2-00 being processed together with this application).

Existing Use: 108,755 sq. ft. Retail Plaza
135,385 sq. ft. Home Depot
69,682 sq. ft. Phil Smith Toyota Dealership Phase 1
100,102 sq. ft. Budget Mini-Storage
169,182 sq. ft. Pointe West Butters Commerce Park
13.341 ac. Vacant Land
18.361 ac. Lake Parcels

Proposed Use: Same as above, with addition of :

60,276 sq. ft. Rick Case Honda Dealership
99,770 sq. ft. I-75 Commerce Park (under construction)
7.012 ac. Phil Smith Toyota Phase II

(and reduction of .93 acres of lake area for a total of 17.431 ac. Lake

Parcels)

Parcel Size: 115.158 acres (5,016,282.48 square feet)

Surrounding Land Use:

North: Lake and Vacant Parcel

South: FPL Substation, C-11 Canal and
Griffin Road

East: I-

75

West: Vacant Land across Weston Road

Surrounding Zoning:

North: BP, Business Park District

South: U, Utilities, T, Transportation District, B-3, General Business, and A-1, Limited
Agricultural

East: T, Transportation District

West: A-1, Limited Agricultural, PDD, Planned Development District

ZONING HISTORY

Previous Requests on same property: On March 6, 1996, Town Council approved rezoning request ZB 11-3-95 on second reading which rezoned the 115 acre site consisting of the ICW North and ICW South Plats from A-1, Agricultural District to BP, Business Park District, with associated conceptual master plan and deed restrictions.

On December 4, 1996, Town Council approved the conceptual Master Plan for Davie Center providing accessways and openings, perimeter landscaping, landscape bufferyards, a master plant list, water bodies, and path locations.

On January 8, 1997, Town Council approved rezoning request ZB 10-1-96 on second reading amending the conceptual master plan to provide for common areas, lake parcels and proposed uses of land for the land within the "ICW North Plat" .

On February 5, 1997, Town Council approved the conceptual Master Plan for Pointe West Center providing accessways and openings, perimeter landscaping, landscape bufferyards, a master plant list, water bodies, and path locations.

The subject plat was recorded by Broward County on October 30, 1997, Plat Book 163, Page 45 of the Broward County records.

On July 21, 1999, Town Council approved plat amendment DG 7-1-99 amending the restrictive note to provide for an increase of 45,000 square feet of commercial use for land

within the “ICW North Plat”.

On October 4, 2000, Town Council approved plat amendment DG 8-2-00 amending the restrictive note to provide for a 57,338 square foot decrease of commercial use and to also provide for 60,000 square feet of auto dealership for lands within the “ICW South Plat”.

DEVELOPMENT PLAN DETAILS

Development Details:

Plan Details: The approved Pointe West Center Master Plan for the 81.603 acre “ICW North Plat” provides for 13.554 acres of lake, 18.46 acres of retail, 2.16 acres of restaurant/retail, 37.69 acres of commercial/industrial, 4.11 acres of office, and with the remainder in common open space, roads, and canal easements. The proposed master plan amendment will eliminate Parcel “C” located on the southeast corner of the plan and enlarge the adjacent existing lake to 8.726 acres in size together with providing off-site drainage for the proposed auto dealership located south of the lake in the Davie Center Master Plan, as well as specifically delineating developed and proposed uses.

The approved Davie Center Master Plan for the 31.512 acre “ICW South Plat” provides for 16.94 acres of retail, a 4.807 acre lake, 4.17 acres of undeveloped land, and the remainder in common open space, roads and canal easements. The proposed amendment eliminates the lake and provides for an automobile dealership occupying the parcels previously identified as lake, restaurant/retail and hotel sites.

Access: Is provided to specific site within the Master Plan Developments from Weston Road, SW 41 Street and Pointe West Drive via driveway openings.

Landscaping: The landscaping of the common areas noted on the Master Plans has been provided and maintained by the individual projects within the master plan developments. The applicant proposes to landscape a portion of the area adjacent to the C-11 Canal from the southwest corner of the proposed Rick Case Honda site (adjacent to the FPL Substation) north, along the east limits of the Honda site and the lake to the north of the Honda dealership. This proposed landscaping, is not shown on the master plans, as the developer has been meeting with South Florida Water Management to obtain the necessary approvals and permits to landscape this area. A recreational path will also be provided within this landscape area and will ultimately connect to South Post Road to the north and Southwest Ranches to the south and west.

Drainage: On-site drainage will be routed into drain fields with overflow into lakes within the Pointe West Center and Davie Center Master Plan.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed plat is in Planning Area 1, which constitutes the southwestern most portions of the Town, encompassing all the land north and south of Griffin Road and west of SW 148 Avenue. This planning area is bisected by I-75 which is accessed by Griffin Road and Stirling Road. Over 100 acres at the northwest intersection of I-75 and Orange Drive are planned for business park development, known as ICW West.

Broward County Land Use Plan: The proposed request is within Flexibility Zone 113.

Concurrency Considerations: Based upon the most recently distributed edition of the Broward County Overcapacity Roadway Map, the subject area is in a compact deferral area. The application and accompanying trip calculations indicates no increase in trips on the roadway network.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: Based upon the above, staff recommends approval of application MSP 11-2-00 and MSP 11-3-00 subject to the following conditions prior to the issuance of a building permit:

1. Submittal of the landscape plan for the canal right-of-way as presented to the Site Plan Committee, subject to approval and permitting from South Florida Water Management District, and copy of said approval and permit.
2. The final approval by Town Council of the rezoning request (ZB 10-2-00) associated with this application.

Site Plan Committee

Site Plan Committee Recommendation: motion to approve the amendment to the Master Plan, disregarding staff's recommendation number one, specifically the submittal of a landscape plan which would be provided at a later date; however, to include number two of staff's recommendation which was the final approval by the Town Council of the rezoning request associated with this application (4-0, Mr. Aucamp absent, November 28, 2000).

Exhibits

1. 2 Existing Master Plans

2. 2 Proposed Master Plans

3. Land Use Map

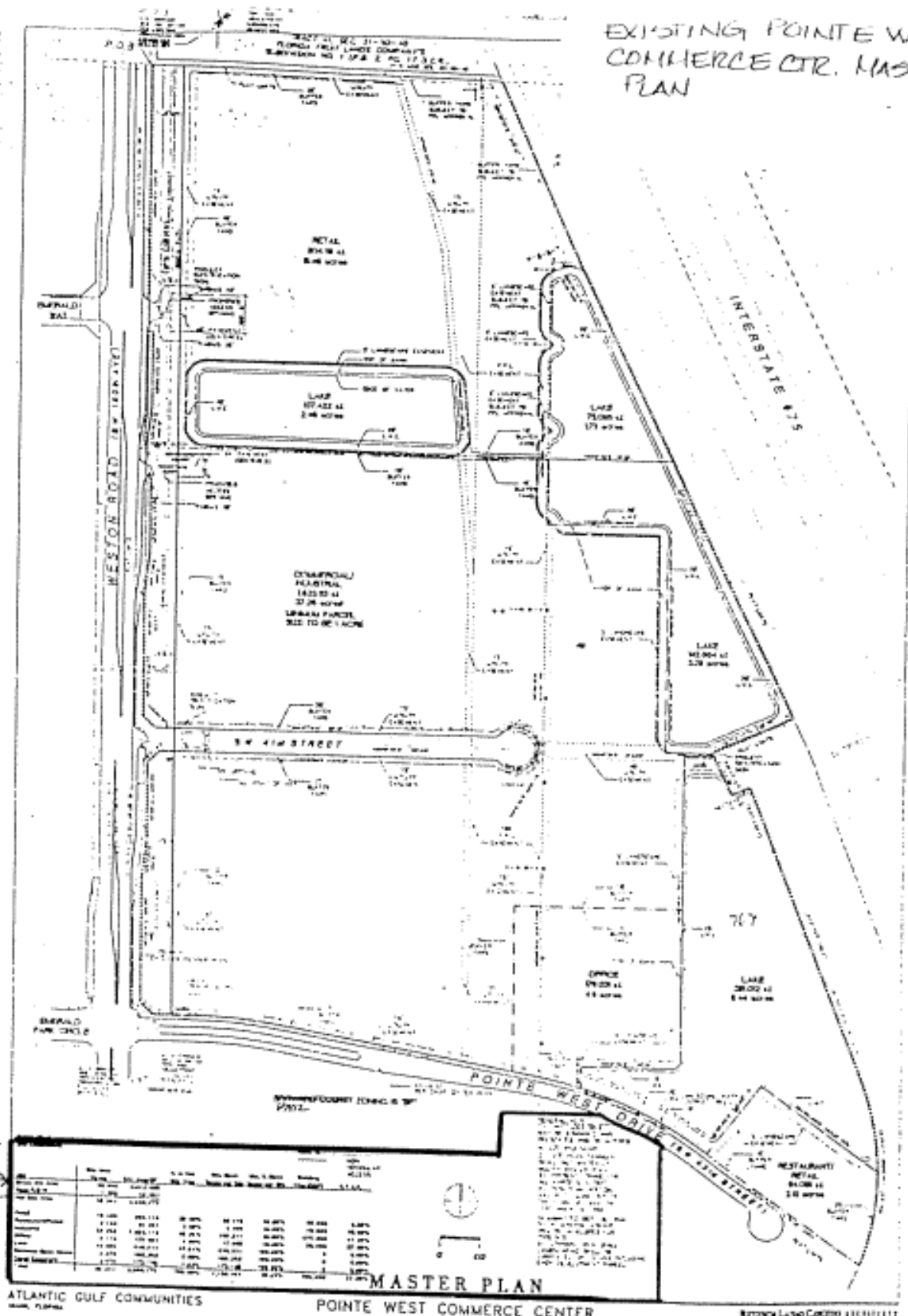
4. Subject Site Map

5. Aerial

Prepared by: _____

Reviewed by: _____

EXISTING POINTE WEST
COMMERCE CTR. MASTER
PLAN


$$\begin{aligned} & \vec{e} \text{ NEXT} \\ & \vec{u} \vec{e} \text{ —} \\ & \text{INSET} \end{aligned}$$



OFFICE
179,001 sq ft
4.11 acres

Pointe West
Site Calculations

Use	Site Area (Acres)	Site Area (SF)	% of Net Site Area	Min. Open Space per Site	Min. % Open Space per Site	Building Area (GSF)	% FAR
Gross Site Area	82.341	3,586,772					
Net Site Area	82.341	3,586,772					
Residential	18,480	804,118	22.42%	80,412	10.00%	50,000	6.22%
Restaurant/Hotel	2,159	94,061	2.62%	9,406	10.00%	10,000	10.63%
Industrial	37,262	1,623,113	45.25%	162,311	10.00%	675,000	41.59%
Office	4,110	179,031	4.99%	17,903	10.00%	50,000	27.93%
Lake	14,004	610,011	17.01%	610,011	100.00%	0	0.00%
Common Open Space	2,370	103,253	2.88%	103,253	100.00%	0	0.00%
Central Element	3,876	173,185	4.83%	173,185	100.00%	0	0.00%
Total	82,341	3,586,772	100.00%	1,156,483	32.24%	785,000	21.89%



MASTER PLAN

ATLANTIC GULF COMMUNITIES
MIAMI, FLORIDA


POINTE WEST COMMERCE CENTE
DAVIE, FLORIDA

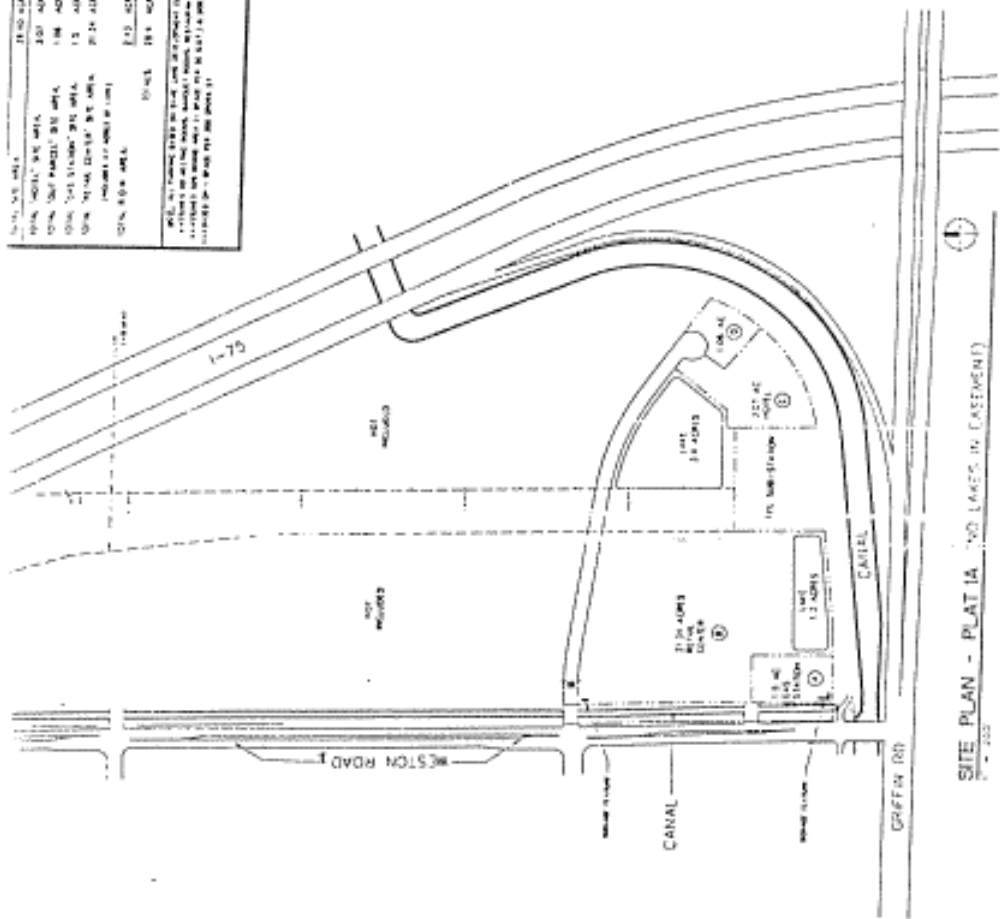
PRECEDENT

EXISTING POINTE WEST
COMMERCE CENTER
PLAN

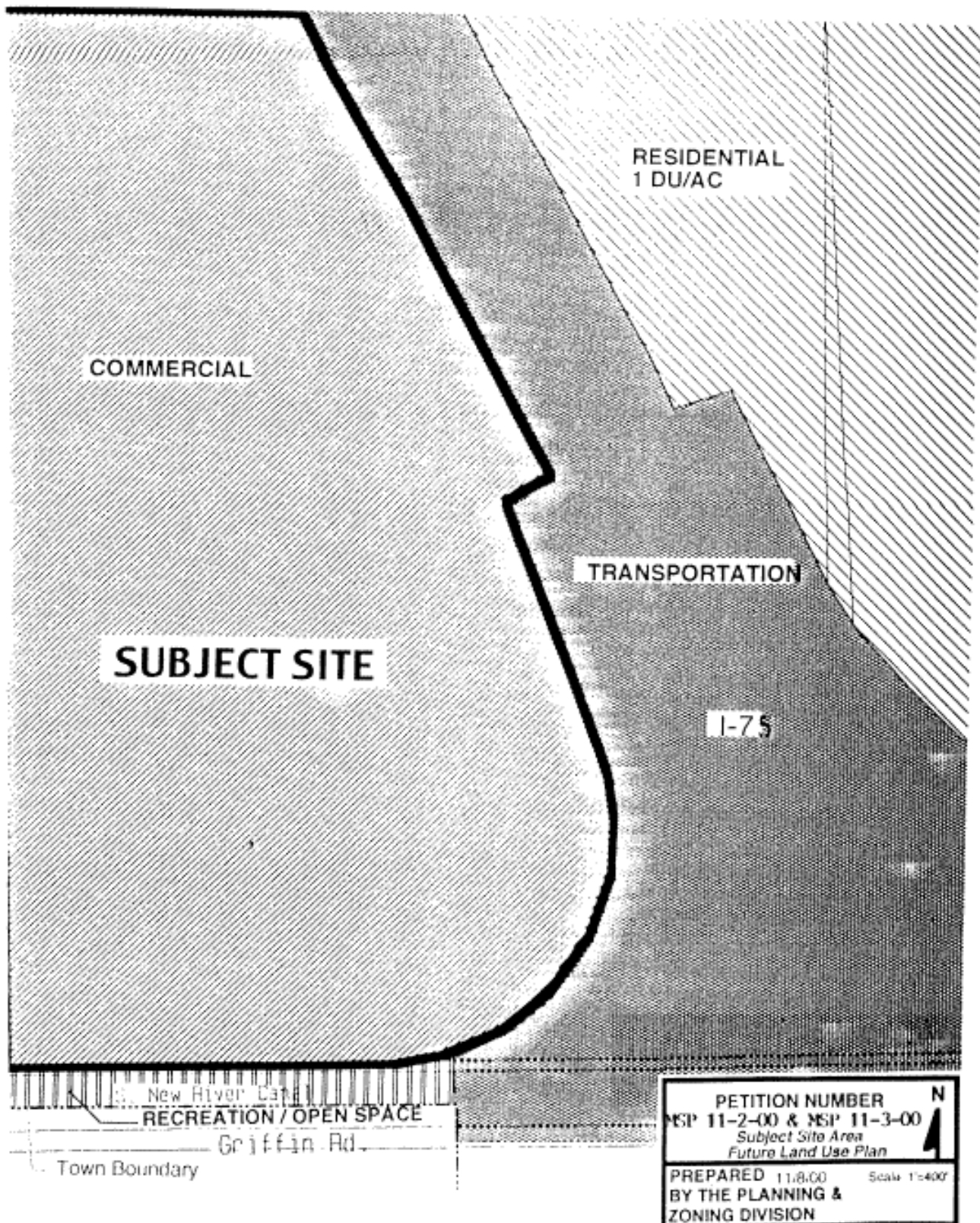
GENERAL NOTES:
1. ALL UTILITIES TO BE DELETED AND NEW UTILITIES TO BE INSTALLED AS SHOWN.
2. ALL UTILITIES TO BE INSTALLED AS SHOWN.
3. ALL UTILITIES TO BE INSTALLED AS SHOWN.
4. ALL UTILITIES TO BE INSTALLED AS SHOWN.
5. ALL UTILITIES TO BE INSTALLED AS SHOWN.
6. ALL UTILITIES TO BE INSTALLED AS SHOWN.
7. ALL UTILITIES TO BE INSTALLED AS SHOWN.
8. ALL UTILITIES TO BE INSTALLED AS SHOWN.
9. ALL UTILITIES TO BE INSTALLED AS SHOWN.
10. ALL UTILITIES TO BE INSTALLED AS SHOWN.

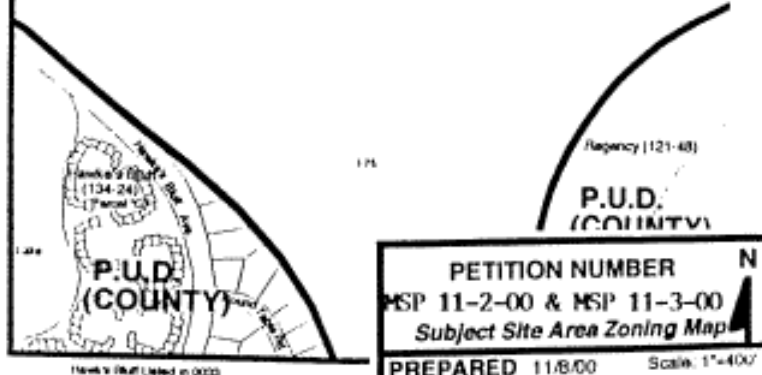
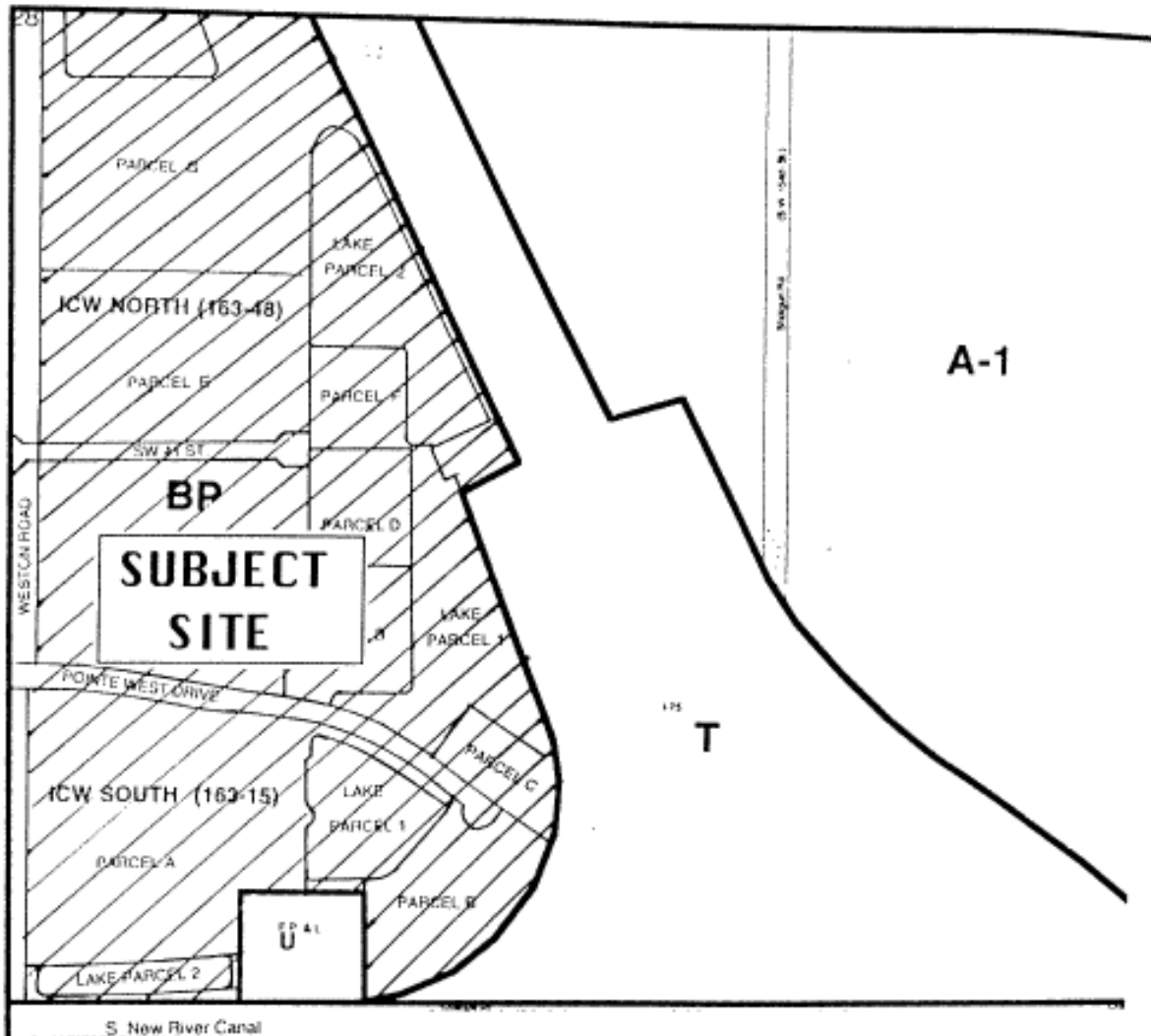


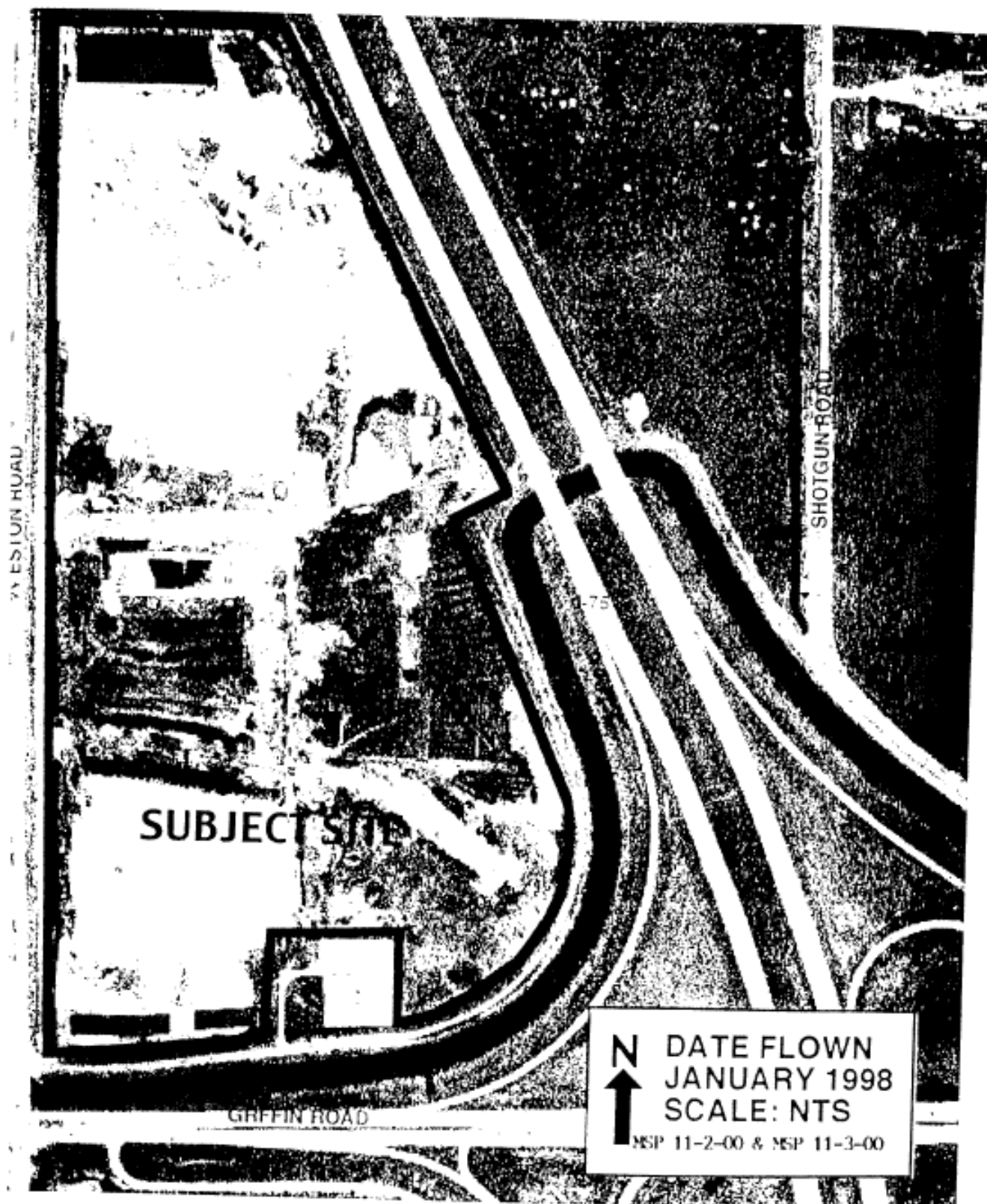
		ARCHITECT JEFF FALKANGER & ASSOCIATES INCORPORATED 1000 NORTH JACKSON HIGHWAY SUITE 1000 JACKSONVILLE, FL 32209 TEL: (904) 744-1000 FAX: (904) 744-1000		State of <u>FLORIDA</u> County of <u>DADE</u> City of <u>MIAMI</u> Project Name <u>115 & MARTIN ROAD</u> Date <u>02/19/98</u>		SP-1A <input checked="" type="checkbox"/> 1
---	--	---	--	---	--	---

[illegible]

SITE PLAN - PLAT 1A "NO LAKES IN CASSETT"







SUBJECT SITE



DATE FLOWN
JANUARY 1998
SCALE: NTS

MSP 11-2-00 & MSP 11-3-00

